

Bittner Woods

SEC II TAN RIW

# BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



## LEGAL DESCRIPTIONS OF TRACTS SOUTH OF LOTS 15 & 16 IN BITTNER WOODS ADDITION

A part of the Northwest quarter of Section 11, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows:

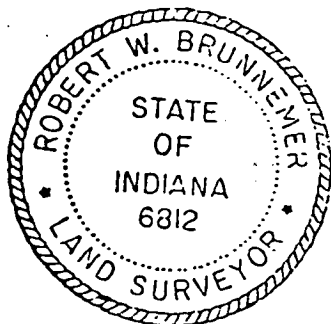
### EAST TRACT

Beginning at a point that is 585.09 feet East and 1228.33 feet South of the Northwest corner of said Northwest quarter, said point being the Southwest corner of Lot 15 in Bittner Woods Addition, thence  $S04^{\circ}21'-24''W$  for a distance of 54.59 feet, thence  $S63^{\circ}21'-30''E$  for a distance of 116.73 feet, thence  $S05^{\circ}47'-26''W$  for a distance of 243.23 feet, thence  $N86^{\circ}53'-22''W$  for a distance of 84.77 feet to a point in the centerline of old Sare Road, thence  $S87^{\circ}40'-22''W$  over and along the centerline of old Sare Road for a distance of 85.23 feet, thence leaving said centerline and running  $N08^{\circ}11'-09''E$  for a distance of 347.85 feet to the South line of Lot 16 in aforesaid Bittner Woods Addition, thence  $N85^{\circ}45'-30''E$  over and along the South line of said Lot 16 for a distance of 44.75 feet to the point of beginning. Containing 1.09 acres, more or less. Subject to the right of way of Sare Road.

### WEST TRACT

Beginning at a point that is 307.05 feet East and 1248.95 feet South of the Northwest corner of said Northwest quarter, said point being the Southwest corner of Lot 16 in Bittner Woods Addition, thence  $N85^{\circ}45'-30''E$  over and along the South line of said Lot 16 for a distance of 234.05 feet, thence  $S08^{\circ}11'-09''W$  for a distance of 347.85 feet to a point in the centerline of old Sare Road, thence Westerly over and along the centerline of old Sare Road by the following courses and distances:  $S87^{\circ}40'-22''W$ , 224.57 feet;  $N56^{\circ}49'-38''W$ , 84.66 feet;  $N28^{\circ}19'-33''W$ , 32.00 feet to the centerline of a creek, thence  $N33^{\circ}55'-15''E$  over and along the centerline of said creek for a distance of 68.88 feet, thence  $N34^{\circ}57'-22''E$  continuing over and along the centerline of said creek for a distance of 133.19 feet, thence  $N34^{\circ}42'-22''E$  for a distance of 62.40 feet to the point of beginning. Containing 2.29 acres, more or less. Subject to the right of way of Sare Road.

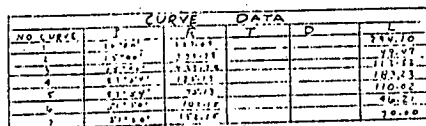
Plat and descriptions prepared from a survey conducted under the supervision of:



A handwritten signature in dark ink, appearing to read "Robert W. Brunner".

Robert W. Brunner  
Registered Land Surveyor  
Indiana Registry #6812  
September 26, 1978

NOV 30 1978  
John W. Davis  
Auditor Monroe County, Indiana



APPROVED BY COUNTY PLANNING COMMISSION AT A MEETING, HELD

President, Robert E. Kennedy  
Secretary, Tracy Ryan

*Chrysomelidae*

RESPECTFULLY AND EACH SEPARATELY AND JOINTLY ACKNOWLEDGED THE EXISTENCE OF THE  
 FACTORY, OPERATING AT THEIR RESPECTIVE AND OWNED, FOR THE PURPOSES OF THE  
 BUSINESS OF HUSBAND AND WIFE OF THE YEAR OF 1946.

COPIED FROM THE  
HISTORICAL RECORDS OF THE  
HISTORICAL RECORDS OF THE  
HISTORICAL RECORDS OF THE

- Invalidation of any one of these covenants by judgment or court order shall not affect any of the other covenants which remain in full force and effect.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded.

**PLATEWOOD ACQUISITION**

One-half acre of the Northwest quarter of section 11, Township 7 North, Range 1 West, Harney County, Indiana, is described as follows: Beginning at a point that is 955.00 feet east of the Northwest corner of the said Northwest quarter, thence South 94°10' East for 181.00 feet; thence South 87°11' East for 548.00 feet; thence South 20°10' East for 181.00 feet; thence South 10°11' East for 501.00 feet; thence South 05°15'30" East for 384.00 feet; thence South 1°12'30" East for 30.00 feet; thence South 70°15'30" East for 11.00 feet; thence North 10°11' East for 10.00 feet; thence North 85°10' East for 511.00 feet to the point of beginning. Containing at least 1/2 acre, more or less.

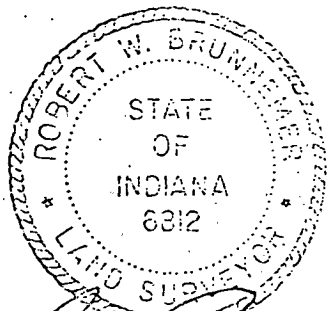
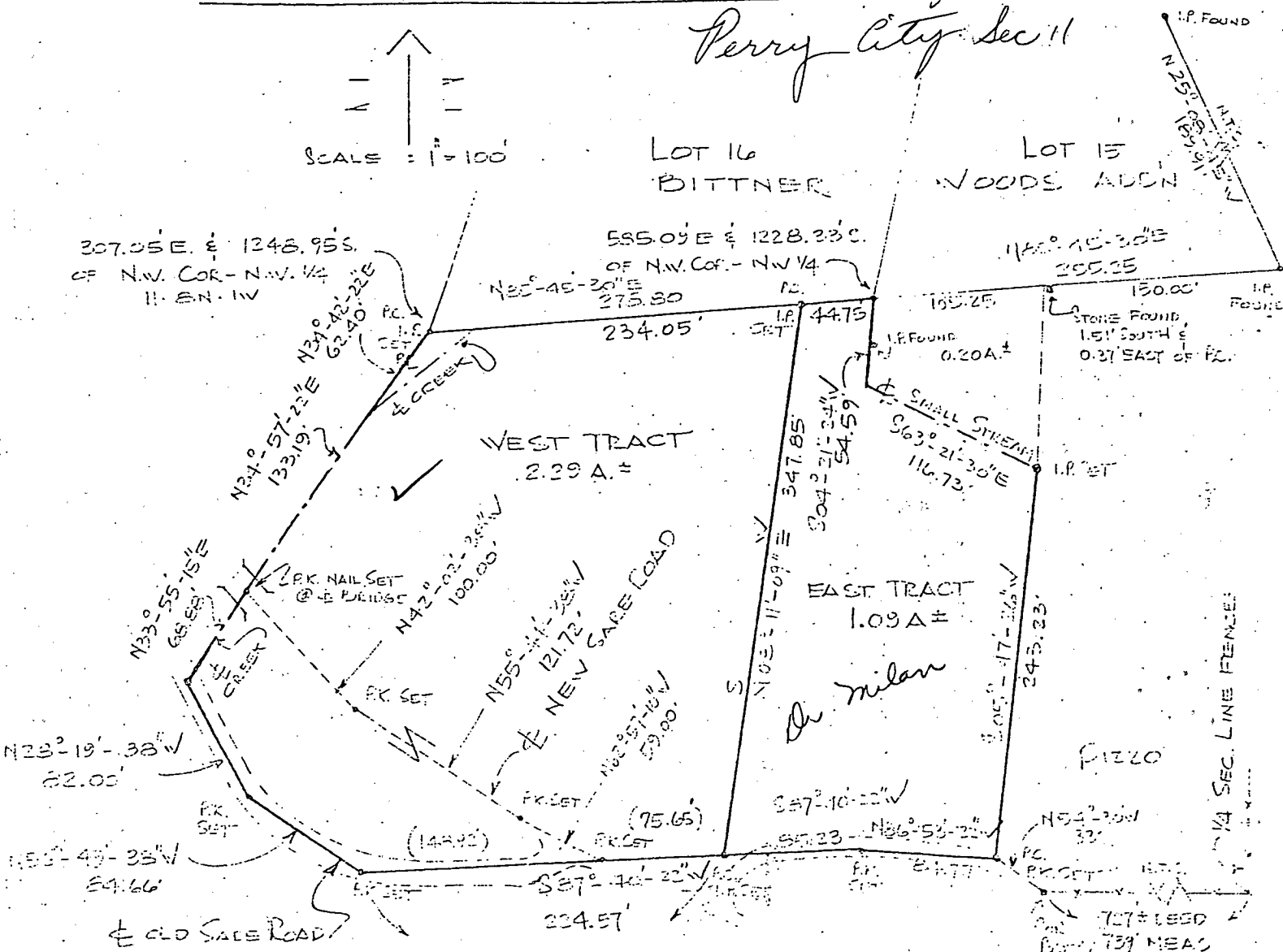
The undersigned, James F. Coome, Dorothy Winkler, David Horner, John S. Blitzer, George H. Pittell, Gene S. Greff, owners of the real estate shown and described herein do hereby state that they have left, filed and subdivided and do hereby layoff, plat and subdivide the herein described real estate in "one piece" and, to wit, to be known as "BIRNBAUM MAP". That the lots are numbered as designated on said plat; that all streets and alleys are hereby dedicated to the use of the public and the utility strips for the purposes intended in said plat.

In witness whereof, James E. Owens, Timothy Hinniger, David Rogers, Adela E. Pittner, George W. Pinnell, Kate E. Orloff, have caused this plat to be executed and caused this seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_ 1944  
and have to state and their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_ 1944

[illegible]

OWENS, ETAL TO  
MILAN, JOSEPH  
PERRY CITY SEC 11

Perry City Sec 11



SURVEY PLAT  
PART OF NW 1/4 OF  
SECTION 11-TEN-R1W  
MONROE COUNTY, INDIANA  
SEPTEMBER 26, 1978

FILED

NOV 30 1978

John W. Davis  
Auditor Monroe County, Indiana

# BITTNER WOODS

## PROPERTY SUB-DIVISION DEDICATION

This Sub-Division is designated and known as BITTNER WOODS. All streets shown on the recorded plat are hereby dedicated to the public. Said property and all lots within said Addition, and the use thereof by the present and future owners and occupants, shall be subject to the following restrictions which shall run with the land to-wit:

- FRONT YARD LINES:**  
Shown on this plat are the building lines between which lines and the street lines no buildings, or parts thereof, shall be erected or maintained.
  - SIDE YARD LINES:**  
No building shall be erected or maintained upon any lot in this sub-division, including porches, bay windows, eaves, or other projections, at a less distance than fifteen feet from the side and rear property lines of said lot. When two or more lots in this Addition have a common owner, this restriction shall be inoperative as regards to the placement of a residence in relationship to lot lines lying between and being common to the several lots contained in such ownership, provided that only one residence is built on such lots.
  - UTILITY EASEMENTS:**  
There are shown on the annexed plat strips of ground that are hereby reserved for the use of public utilities, on or over which no permanent structure shall be erected or maintained.
  - BUILDINGS:**  
(a) Only one (1) single family dwelling, with a garage appurtenant thereto, may be erected or maintained on each lot as shown by the recorded plat, said family dwelling to be used for residence purposes only, except that the dwelling may include an area for the domestic servants, or of a family unit of relatives if the area is a part of the main structure.  
(b) The ground floor area of the main structure of any one story residence, exclusive of open porches, breezeways and garages, shall not be less than 1500 square feet. For dwellings of more than one (1) story in height the ground floor area shall not be less than 1,000 square feet. "Floor Area" shall be measured from outside to outside of exterior wall finish. Split level or one and one-half story houses shall have a total aggregate floor area for the upper two levels of no less than 1,400 square feet. "Floor Area" shall not include any area intended for the housing of domestic servants or of a domestic family unit.
  - USE:**  
(a) No building, or any part thereof, erected or maintained in this sub-division shall be used for business or commercial purposes of any kind. No lot shall be used except for residential purposes. (b) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-buildings shall be used on any lot at any time as a residence, either temporarily or permanently.
  - FENCES:**  
No screen planting, hedge, or fence more than 36 inches high, shall be permitted on side lot lines between the front lot lines and the building set-back line.
  - DUMPING:**  
No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No burning of trash out of doors shall be permitted.
  - SEWAGE:**  
No individual sewage disposal shall be permitted on any lot.
  - ANIMALS:**  
No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
  - OTHER RESTRICTIONS:**  
There shall be no subdivision of any lot or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining owner, if no new lot is to be created. No lot shall be divided to make two (2) or more lots. No manufacturing, noxious, illegal or offensive activity shall be carried on upon any lot, or part thereof, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood or occupants thereof.
  - ENFORCEMENT OF RESTRICTIONS:** Enforcement shall be by proceedings at law, or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages, and the right herein shall inure to the owners of the several lots in this subdivision and to their grantees and assigns; and they shall be entitled to such relief without being required to show any damage of any kind to any such owner by or through any such violation or attempted violation.
- Invalidation of any one of these covenants by judgment or court order shall not affect any of the other covenants which remain in full force and effect.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded.

## BITTNER WOODS DESCRIPTION

A part of the Northwest quarter of section 11, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 925.00 feet East of the Northwest corner of the said Northwest quarter; thence South 88°11'30" East for 181.61 feet; thence South 1°21'30" East for 561.24 feet; thence South 88°11'30" East for 193.00 feet; thence South 1°21'30" East for 563.10 feet; thence South 85°15'30" West for 381.30 feet; thence South 1°21'30" West for 30.00 feet; thence South 88°15'30" West for 125.35 feet; thence North 1°17'15" East for 211.35 feet; thence North 13°32'00" East for 473.21 feet; thence North 0°06' East for 531.12 feet and to the point of beginning. Containing in all 15.83 acres, more or less.

The undersigned, James E. Owens, Timothy Winger, David Rogers, Adela K. Bittner, George W. Pinnell, Gene K. Groff, owners of the real estate shown and described herein do hereby state that they have laid off, platted and subdivided and do hereby layoff, plat and subdivide the herein described real estate in Monroe County, Indiana, to be known as BITTNER WOODS. That the lots are numbered as designated on said plat; that all streets and alleys are hereby dedicated to the use of the public and the utility strips for the purposes indicated in said plat.

In witness whereof, James E. Owens, Timothy Winger, David Rogers, Adela K. Bittner, George W. Pinnell, Gene K. Groff, have caused this plat to be executed and caused this seal to be hereunto affixed this 16 day of December 1966, and have hereinto set their hands and seals this 16 day of December 1966.

James E. Owens  
Timothy Winger  
David Rogers  
Adela K. Bittner  
George W. Pinnell  
Gene K. Groff  
Betty K. Groff

| NO CURVE | T      | R      | D | L      |
|----------|--------|--------|---|--------|
| 1        | 34°00' | 327.09 |   | 294.10 |
| 2        | 15°00' | 379.78 |   | 99.49  |
| 3        | 15°00' | 435.79 |   | 113.21 |
| 4        | 83°54' | 125.13 |   | 182.23 |
| 5        | 83°54' | 75.13  |   | 110.92 |
| 6        | 51°50' | 102.15 |   | 46.21  |
| 7        | 51°50' | 152.15 |   | 70.00  |

UNDER AUTHORITY PROVIDED BY CHAPTER 374, ACTS OF 1947, WAIVED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS MANDATORILY HERETO AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MONROE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF MONROE AS FOLLOWS:

APPROVED BY COUNTY PLAN COMMISSION AT A MEETING HELD  
PRESIDENT, Robert E. Smith  
SECRETARY, LeRoy Ryan

I, RAYMOND GRAHAM, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SURVEILLANCE.

Raymond Graham  
RAYMOND GRAHAM P.E. 8409 IND.

STATE OF INDIANA:  
COUNTY OF MONROE:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED James E. Owens, Timothy Winger, David Rogers, Adela K. Bittner, George W. Pinnell, Gene K. Groff, Betty K. Groff RESPECTIVELY AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN, WITNESS MY HAND AND NOTORIAL SEAL THIS 16 DAY OF December 1966.

NOTARY PUBLIC: Norma L. Ruff  
MY COMMISSION EXPIRES Nov. 19, 1968

ROLLING HILLS ADD.

SEC 11 T08N-R01W

Oct 12 2020  
3:30 pm

Kathy Bayt

323-3337

2500 S. Smith Rd.

ad joins St. Remy  
discovered This week  
wall is removed  
has talked with  
Todd Stevenson



SILVER CREEK II

SILVER CR VILL PH 4

SILVER CR VILL PH 2

SILVER CR VILL PH 5

ROLLING HILLS

SILVER CR VILL PH 3

SILVER CR VILL PH 4

SILVER CR VILL PH 4

SILVER CR VILL PH 1

Bayt, Cathy  
2500 S. Smith Rd.  
323-3337

VILL OF ST REMY PH 2



I, THE UNDERSIGNED, A CIVIL ENGINEER, LICENSED BY THE STATE OF INDIANA, HEREBY CERTIFY THAT THE PLAT SHOWN HERE IS A TRUE AND CORRECT PLAT OF ROLLING HILLS ADDITION, THE SAME A SUB-DIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11 T8N; R1W AND CONSISTING OF 80 LOTS, THE DIMENSIONS OF ALL LOTS ARE SHOWN ON THE PLAT.

JOHN T. STAPLETON  
CIVIL ENGINEER  
REC. NO. 1140

#### UTILITY EASEMENTS

THERE IS A STRIP OF GROUND 8 FT. IN WIDTH AND SHOWN ON THE PLAT, LOCATED 4 FEET ON EACH SIDE OF THE LOT LINE DIVIDING SAID LOTS, THIS AREA IS FOR THE USE OF PUBLIC UTILITIES AND ON WHICH NO STRUCTURES OF ANY KIND SHALL BE ERECTED OR MAINTAINED.

#### RACIAL RESTRICTIONS

THE OWNERSHIP AND OCCUPANCY OF LOTS OR BUILDINGS IN THIS ADDITION ARE FOREVER RESTRICTED TO MEMBER OF THE WHITE RACE HOWEVER SAID OCCUPANCY OF ANY LOT OR BUILDING MAY PERMIT DOMESTIC HELP NOT OF THE WHITE RACE TO OCCUPY A ROOM ON SAID PREMISES DURING THE TIME OF SUCH DOMESTIC SERVICES.

#### BUILDINGS

NO BUILDING OR PART THEREOF SHALL BE USED FOR BUSINESS OR MANUFACTURE OF ANY NATURE, NO DWELLING HOUSE COSTING LESS THAN 4000.00 DOLLARS SHALL BE ERECTED IN ANY LOT OR PARTS OF ANY LOT IN THIS ADDITION.

#### BUILDING LINES

SHOWN ON THIS PLAT ARE THE VARIOUS BUILDING LINES BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS NO BUILDINGS SHALL BE ERECTED OR MAINTAINED.

I, OR WE, THE UNDERSIGNED, THE OWNERS OF THE REAL ESTATE DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THE EXECUTION OF THIS PLAT, THE SAME TO NOW AS ROLLING HILLS ADDITION, AND HERBY DEDICATE THE STREETS IN THE USE OF THE PUBLIC.

HARRY STEPHENS  
CARRIE E. STEPHENS  
LUTHER BROWN

STATE OF INDIANA  
COUNTY OF MONROE

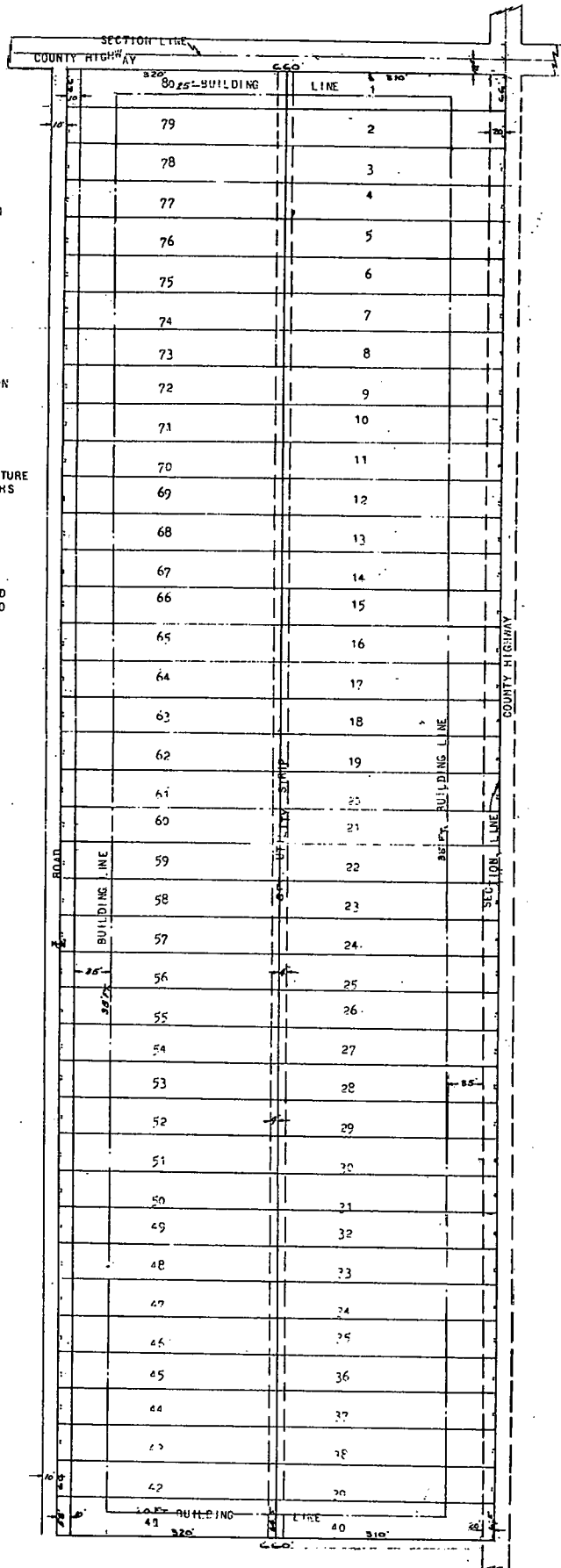
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, THIS 14TH DAY OF FEBRUARY, 1946, AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE INSTRUMENT FOR THE PURPOSES THEREIN STATED.

WITNESSED BY HAND AND SEAL THIS 14TH DAY OF FEBRUARY 1946.

(NO TRIAL SEAL) NORMAN J. NEELY  
MY COMMISSION EXPIRES AUGUST 13TH, 1946 NOTARY PUBLIC

RECORDED THIS 19 DAY OF MARCH, 1946 PLAT BOOK 3 PAGE  
J. OWA SEWPLE, RECORDER MONROE COUNTY, INDIANA

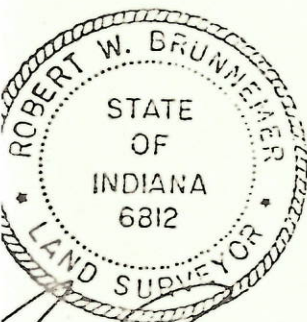
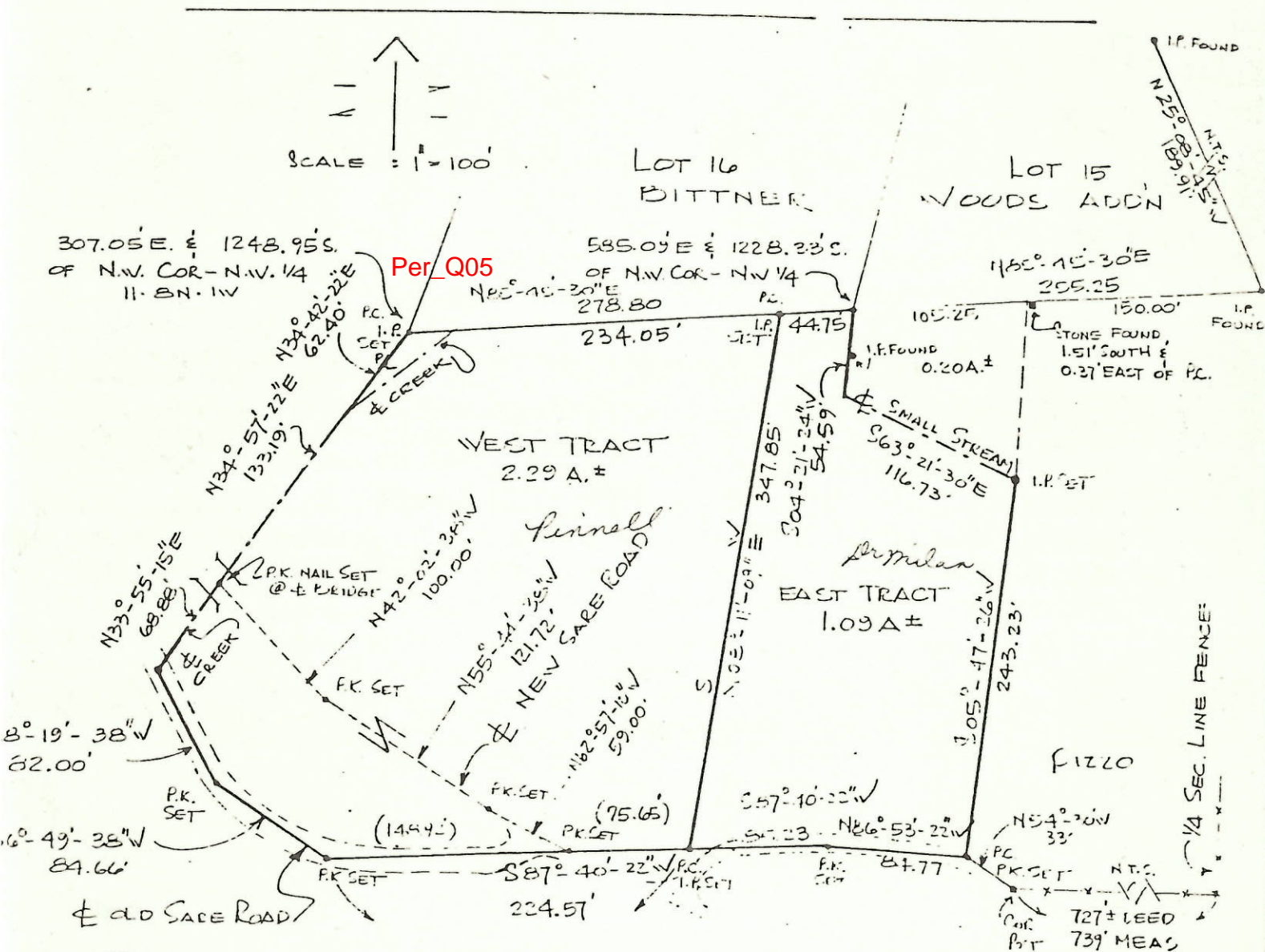
DULY ENTERED FOR TAXATION THIS 19TH DAY OF MARCH, 1946  
T. HOLIN WELCH, AUDITOR MONROE COUNTY, INDIANA



See "Perry Zwof."

# BLOOMINGTON ENGINEERING COMPANY

**ENGINEERS and SURVEYORS**  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



SURVEY PLAT  
PART OF N.W. 1/4 OF  
SECTION 11 - T8N - R1W  
MONROE COUNTY, INDIANA  
SEPTEMBER 26, 1978

FILED

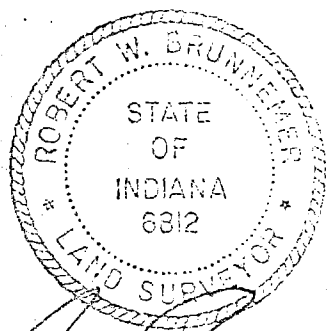
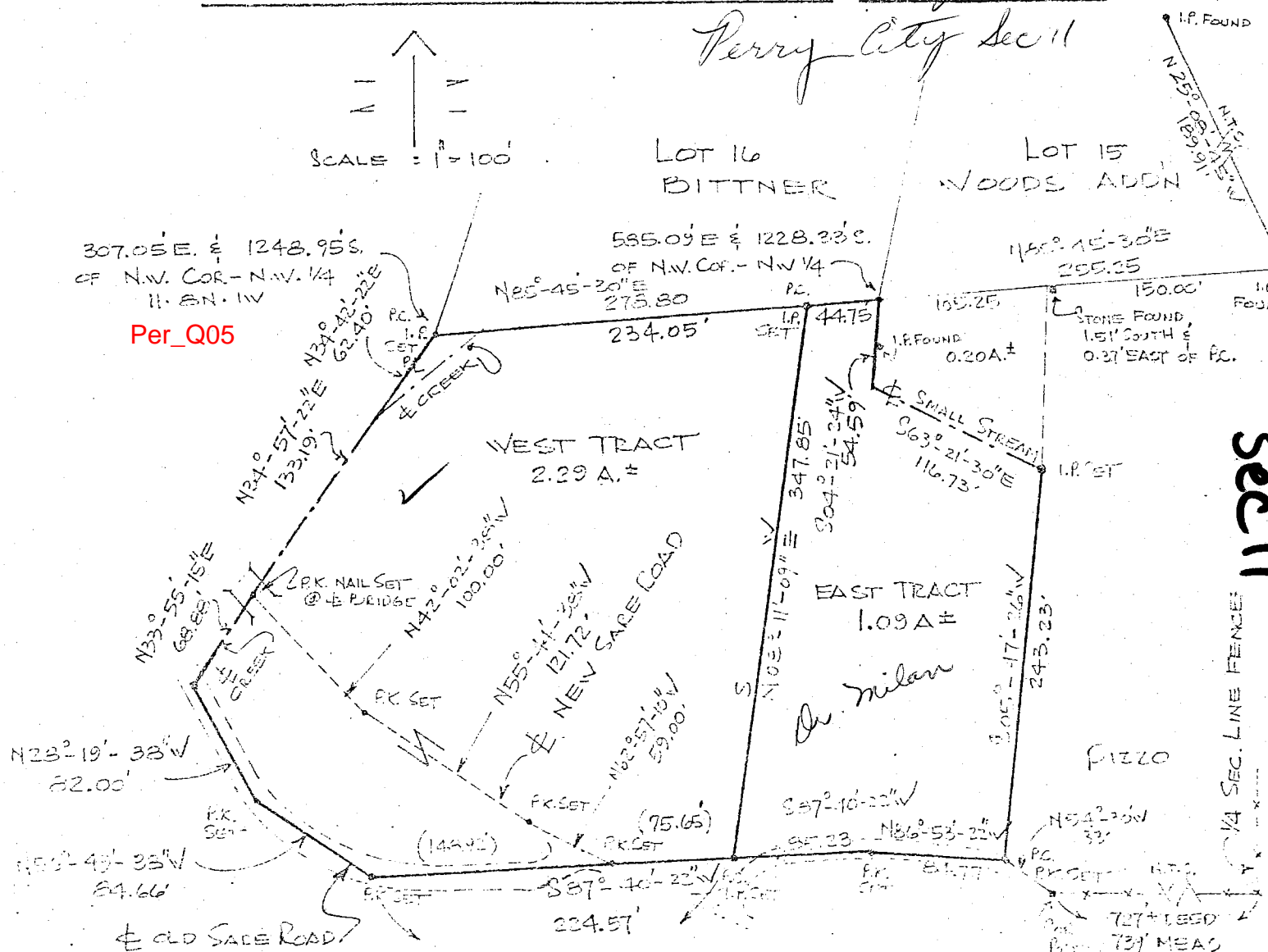
John W. Davis  
Auditor Monroe County, Indiana

**ENGINEERS and SURVEYORS**  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603

Bittner Woods Add. Sec 11

Quens, Etal to  
H Milan, Joseph

Perry City Sec 11



SURVEY PLAT  
PART OF N.W. 1/4 OF  
SECTION 11-T8N-R1W  
MONROE COUNTY, INDIANA  
SEPTEMBER 26, 1978

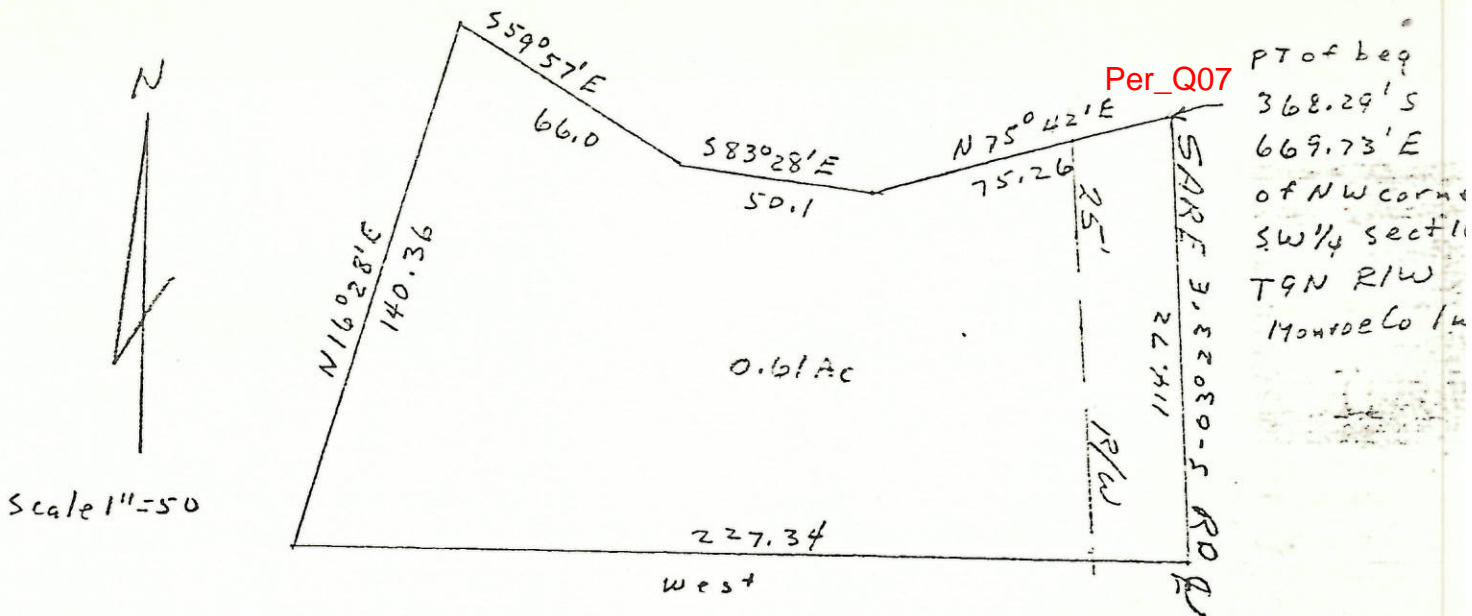
**FILED**

NOV 30 1978

*John W. Davis*  
Auditor Monroe County, Indiana



Hinton - Sec 11 Perry Twp



DESCRIPTION:

A part of the Southwest quarter of Section 11, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows; Beginning at a point that is 368.29 feet South and 669.73 feet East of the Northwest corner of the said quarter in said Section 11, and in the centerline of Sare Road, thence South 03 degrees 23 minutes East along the centerline of said Sare Road for 114.72 feet, thence West for 227.34 feet, thence North 16 degrees 28 minutes East for 140.36 feet, thence South 59 degrees 57 minutes East for 66.00 feet, thence South 83 degrees 28 minutes East for 50.10 feet, thence North 75 degrees 42 minutes East for 75.26 feet and to the point of beginning. Containing in all 0.61 acres more or less. Subject to a 25.00 foot easement along Sare Road for a County highway right-of-way.



Raymond Graham

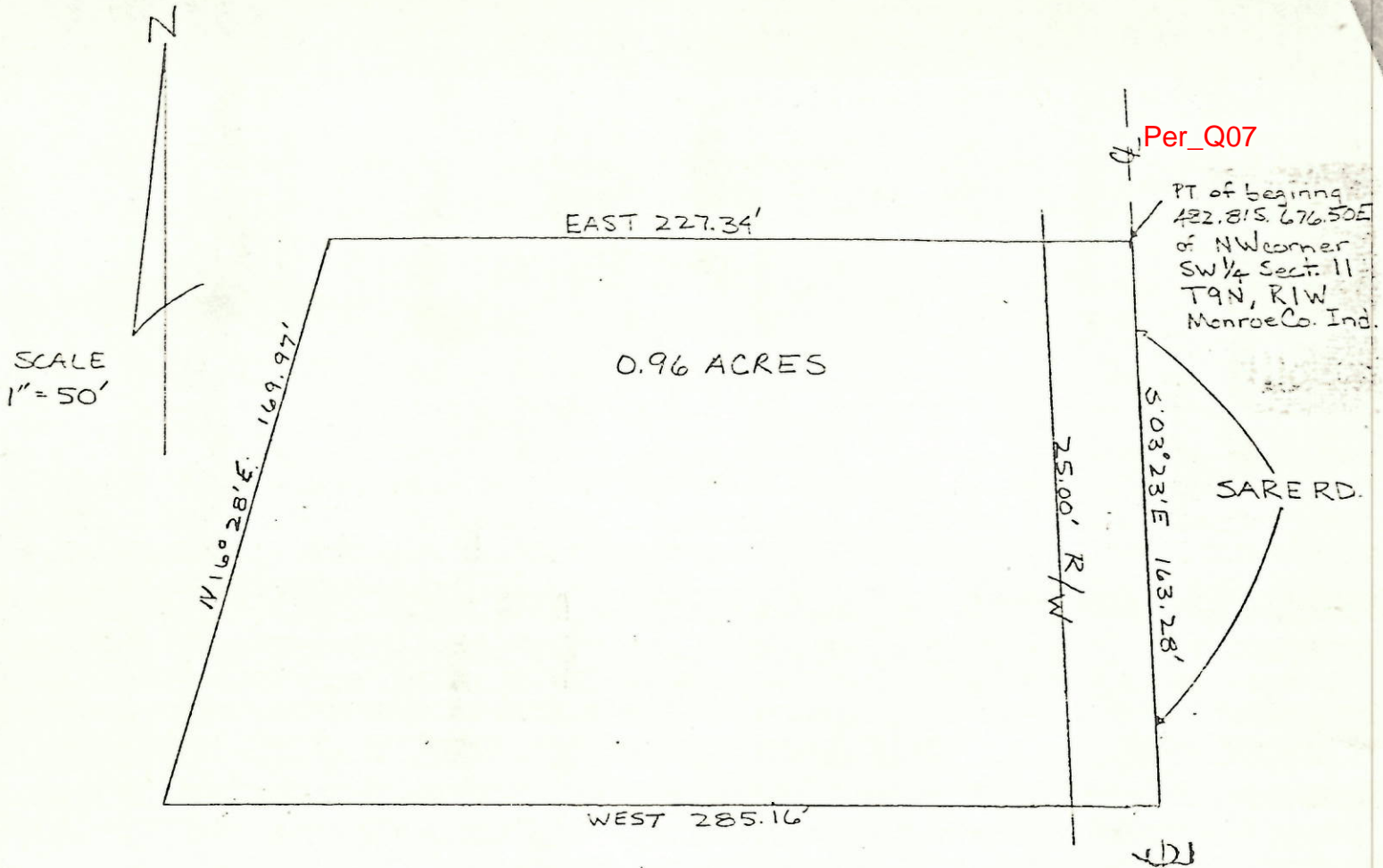
Raymond Graham  
R.P.E. 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
December 8, 1978

FILED

DEC 29 1978

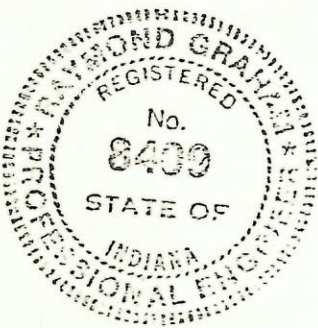
John W. Davis  
Auditor Monroe County, Indiana





Description:

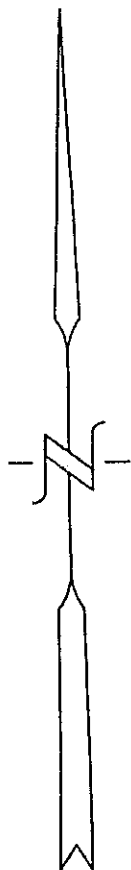
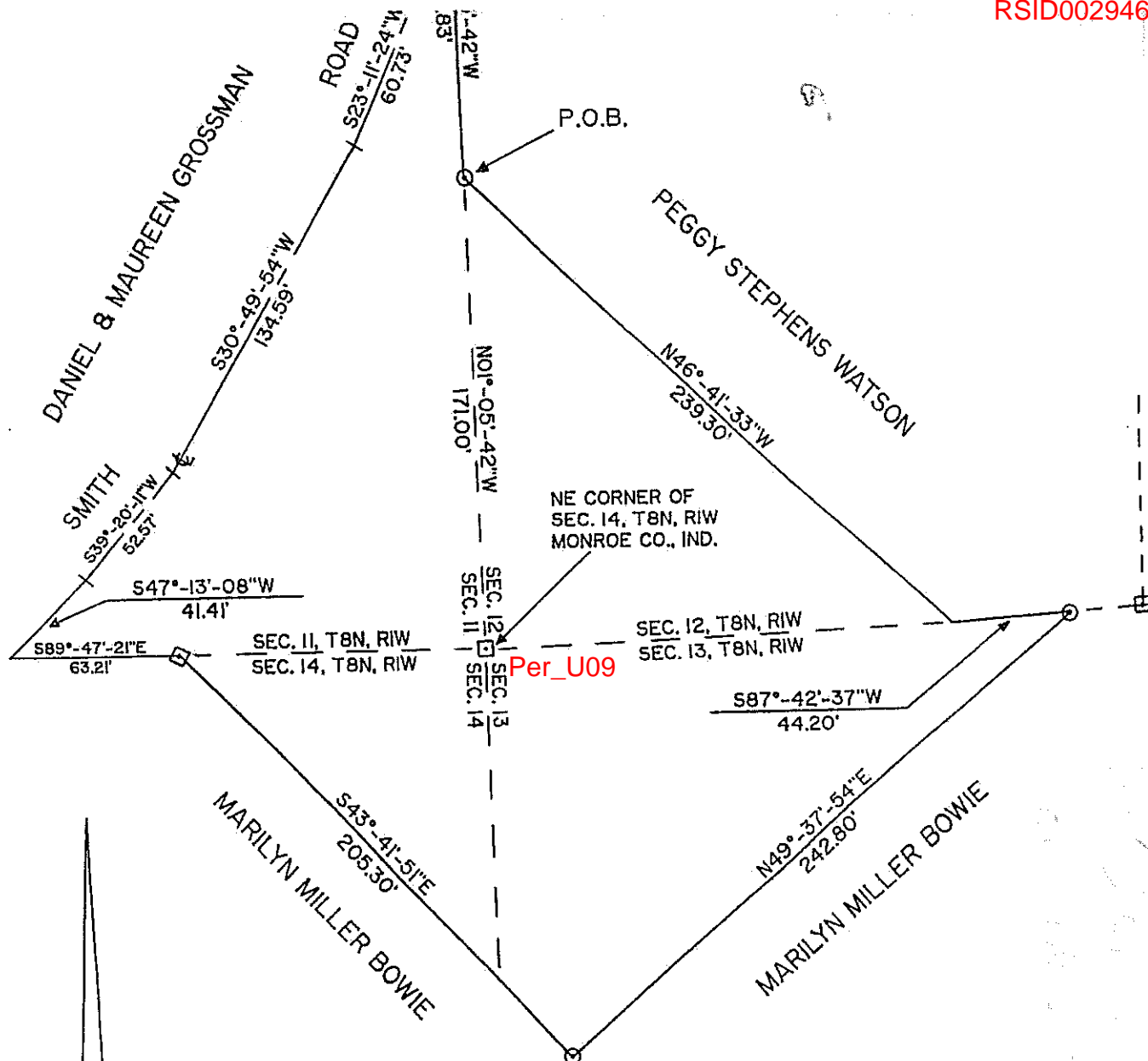
A part of the Southwest quarter of Section 11, Township 8 North, Range 1 West, Monroe County, Indiana described as follows: Beginning at a point that is 482.81 feet South and 676.50 feet East of the Northwest corner of the said quarter, and in the centerline of Sare road; thence South 03 degrees 23 minutes East along the road centerline for 163.28 feet; thence West for 285.16 feet; thence North 16 degrees 28 minutes East for 169.97 feet; thence East for 227.34 feet and to the point of beginning. Containing in all 0.96 acres more or less. Subject to a 25.00 foot easement along Sare road for County highway right-of-way.



*Raymond Graham*  
Raymond Graham  
P.E. 8400 Ind.  
3215 N. Smith Pike  
Bloomington, Ind.  
Dec. 8 1978

**FILED**  
DEC 29 1978

*John W. Davis*  
Auditor Monroe County, Indiana



SCALE: 1" = 60'

⊙ = SET 5/8" I.P.  
 ⊠ = FOUND STONE

STATE OF INDIANA)  
 COUNTY OF MONROE) SS:

I, Lee Utt, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the above plat and attached description correctly represents a survey completed by me on this 3rd day of September, 1996 that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.

*Lee Utt*  
 Lee Utt, R. L. S. # S0089, Indi  
 1604 South Henderson S  
 Bloomington, Indiana 4